HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2011

New Home Market

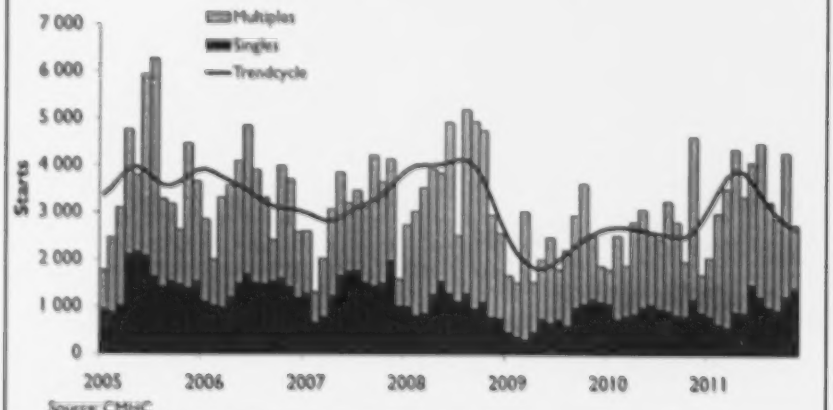
Toronto Housing Starts Slow in November

There were 2,743 homes started in the Greater Toronto Area (GTA) in November. A relatively slow month with total starts 27 percent below the average November level since 2000. This decrease in starts was largely due to a slowing of condominium apartment starts to just 621, less than half of the number started in the same month a year earlier and the lowest monthly result seen in 2011. Slower condominium starts in the Former City of Toronto were the main contributor to the reduction, although the York Region also posted a slower month than a year prior. Although November was a slow month, 2011 has been a very strong year for the condominium market in the GTA. Year to date starts of 17,697 are 52% higher than in 2010 and the second highest level on record since 1990.

Single detached starts continued to post a strong Fall season with 3,569

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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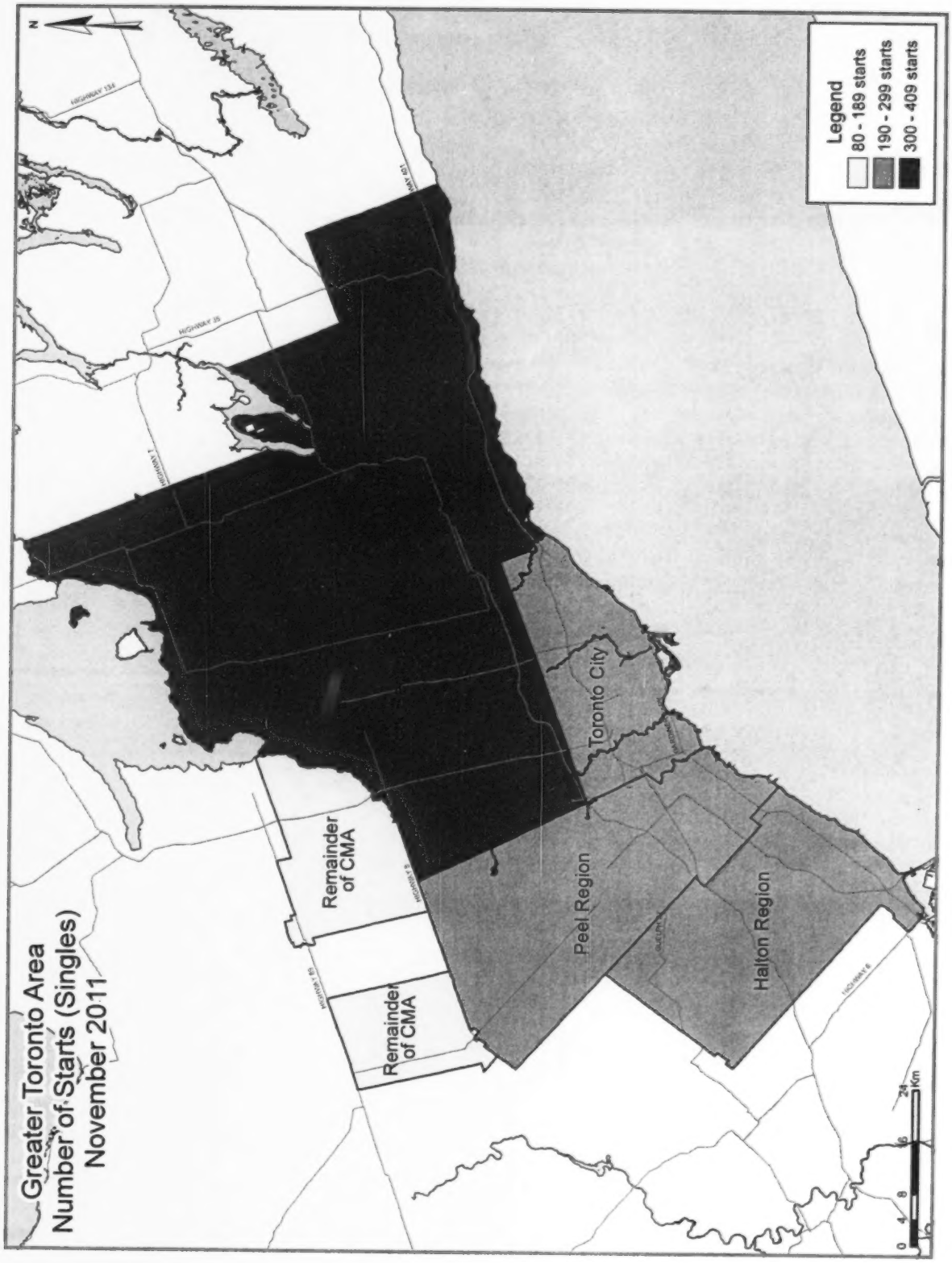
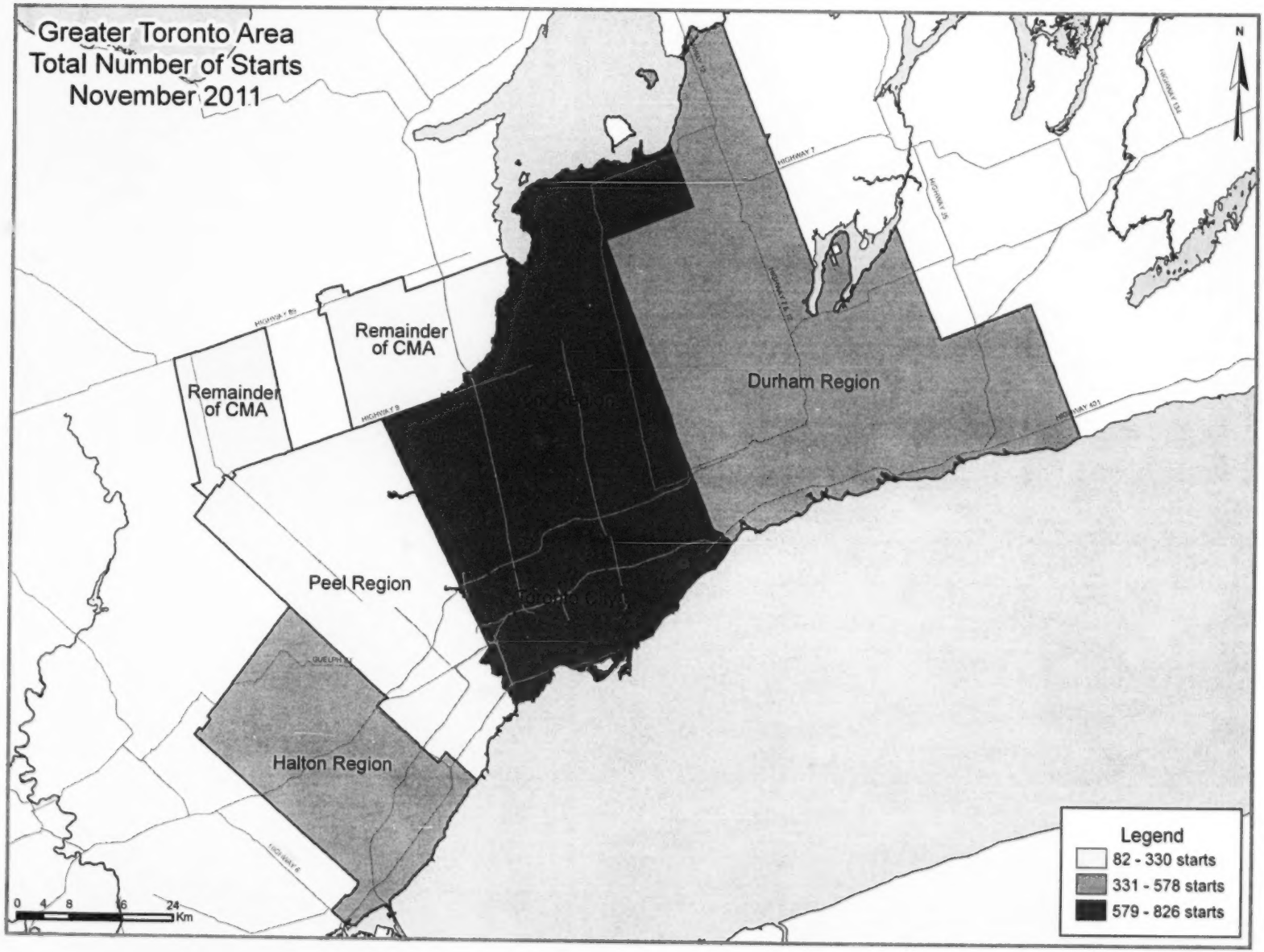
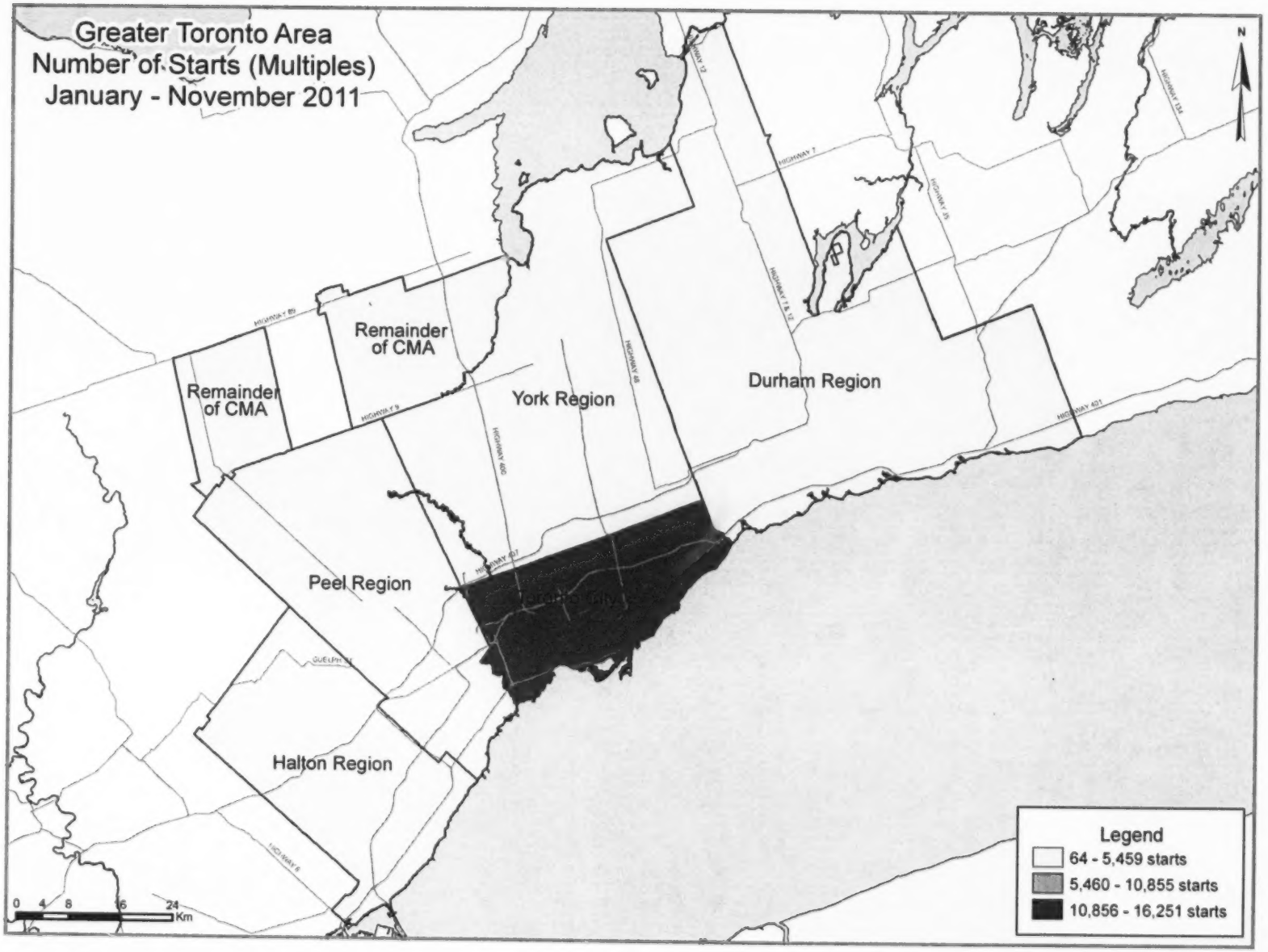
homes started between September and November, an increase of 27 percent over the same period in 2010. November's starts of 1,401 were 20 percent higher than the same month a year earlier. The York region has contributed the largest proportion of the GTA's single detached starts since April 2008, however Durham posted very strong numbers in November. Durham saw single detached starts in November of 411, growth of 30 percent over the same month a year earlier and a level that saw it overtake the York Region in the proportion of single detached starts in the GTA for the month. A strong November in Durham follows year to date growth of nine percent over the same period in 2010. Growth in single detached starts in Durham will be largely owing to a positive affordability advantage for single detached homes in relation to the GTA average.

The Former City of Toronto is dominated by the condominium market, however, growth has also been experienced in the number of single detached starts since August 2011. Although it is a small segment of the market accounting for just 5.4 percent of starts in the Former City through 2011, on a cumulative basis between August and November 2011, single detached starts in the Former City are up 62% over a year prior. Since August, the majority of single detached starts were spread between Etobicoke, North York, and Scarborough, the latter posting a very strong November with starts at 5 times their level a year prior.

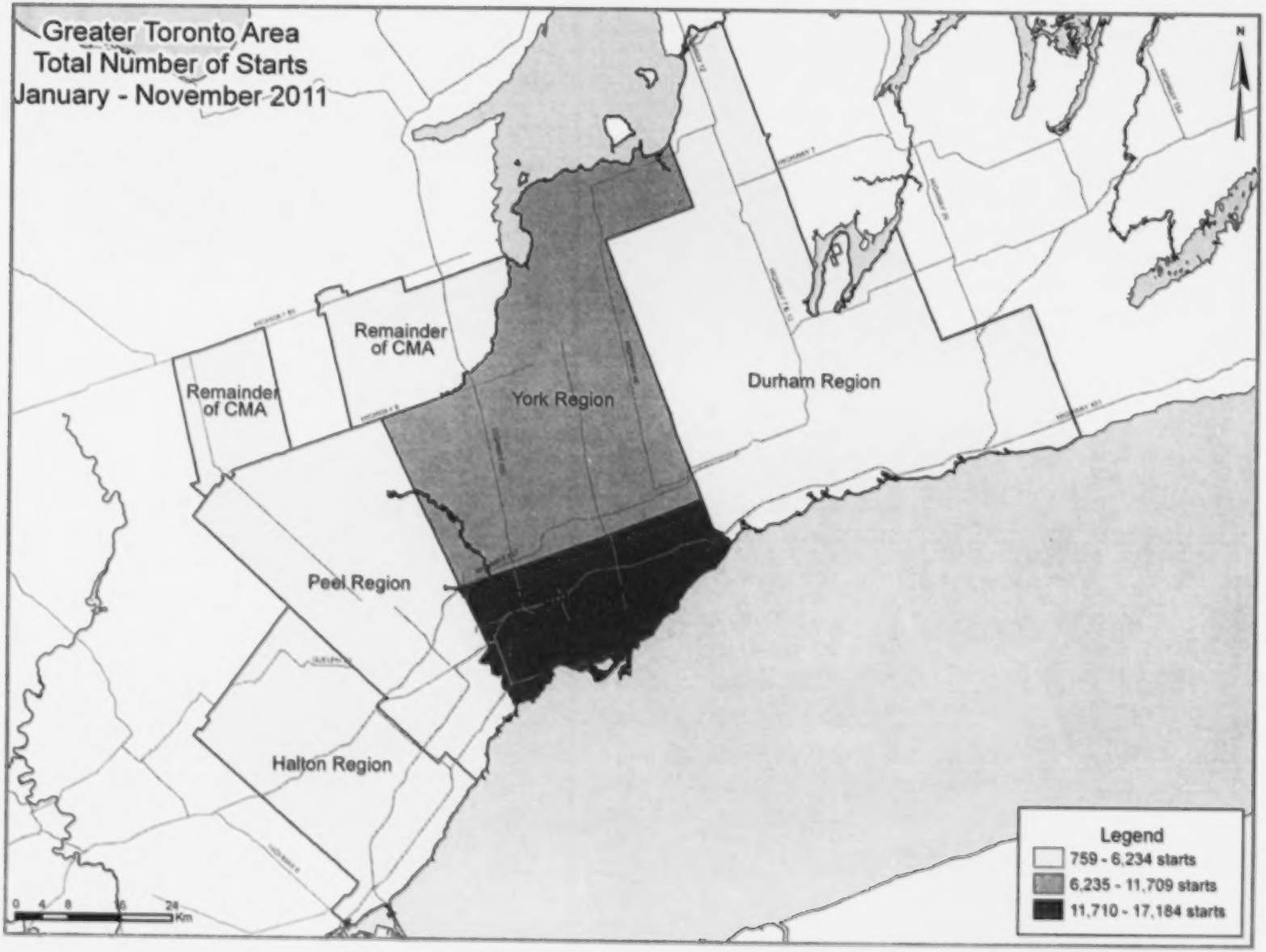
Greater Toronto Area
Number of Starts (Multiples)
November 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 401
0 4 8 16 24
Km
Legend
2 - 213 starts
214 - 424 starts
425 - 635 starts


Greater Toronto Area
Number of Starts (Singles)
November 2011
Legend
80 - 189 starts
190 - 299 starts
300 - 409 starts
Remainder of CMA
Remainder of CMA
Peel Region
Toronto City
Halton Region
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
November 2011
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Halton Region
Legend
82 - 330 starts
331 - 578 starts
579 - 826 starts
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 9
HIGHWAY 6
GUELPH
N
0 4 8 16 24 Km
Legend
64 - 5,459 starts
5,460 - 10,855 starts
10,856 - 16,251 starts

Greater Toronto Area
Number of Starts (Singles)
January - November 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
695 - 1,851 starts
1,852 - 3,007 starts
3,008 - 4,164 starts


Greater Toronto Area
Total Number of Starts
January - November 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
759 - 6,234 starts
6,235 - 11,709 starts
11,710 - 17,184 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2011	1,245	146	425	4	112	621	4	10	2,567
November 2010	1,048	264	521	3	159	2,142	0	227	4,364
% Change	18.8	-44.7	-18.4	33.3	-29.6	-71.0	n/a	-95.6	-41.2
Year-to-date 2011	10,133	1,784	4,165	40	977	17,547	12	1,722	36,380
Year-to-date 2010	9,128	1,516	3,079	49	1,326	11,186	28	1,310	27,622
% Change	11.0	17.7	35.3	-18.4	-26.3	56.9	-57.1	31.5	31.7
UNDER CONSTRUCTION									
November 2011	8,580	1,628	3,275	25	1,042	32,984	16	3,508	51,058
November 2010	6,586	1,186	3,135	49	1,222	31,747	44	2,707	46,705
% Change	30.3	37.3	4.5	-49.0	-14.7	3.9	-63.6	29.6	9.3
COMPLETIONS									
November 2011	980	196	514	21	235	1,179	0	14	3,139
November 2010	870	136	159	24	74	1,203	0	0	2,466
% Change	12.6	44.1	**	-12.5	**	-2.0	n/a	n/a	27.3
Year-to-date 2011	8,242	1,370	3,039	61	1,179	17,196	16	910	32,042
Year-to-date 2010	9,062	1,674	2,186	89	936	14,396	0	1,305	29,648
% Change	-9.0	-18.2	39.0	-31.5	26.0	19.4	n/a	-30.3	8.1
COMPLETED & NOT ABSORBED									
November 2011	96	13	67	0	13	919	13	364	1,485
November 2010	187	27	52	0	18	745	13	712	1,754
% Change	-48.7	-51.9	28.8	n/a	-27.8	23.4	0.0	-48.9	-15.3
ABSORBED									
November 2011	949	198	496	21	241	1 169	0	14	3,088
November 2010	918	136	159	27	76	1 435	0	0	2,751
% Change	3.4	45.6	**	-22.2	**	-18.5	n/a	n/a	12.3
Year-to-date 2011	8,333	1,380	3,014	62	1,172	16,334	16	607	30,918
Year-to-date 2010	9,312	1,684	2,272	96	937	13,946	3	193	28,443
% Change	-10.5	-18.1	32.7	-35.4	25.1	17.1	**	**	8.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2011	210	0	5	0	5	0	0	12	232
November 2010	163	4	28	0	33	0	0	0	228
% Change	28.8	-100.0	-82.1	n/a	-84.8	n/a	n/a	n/a	1.8
Year-to-date 2011	1,297	40	199	0	152	0	10	44	1,742
Year-to-date 2010	1,431	14	231	0	85	0	0	12	1,773
% Change	-9.4	185.7	-13.9	n/a	78.8	n/a	n/a	**	-1.7
UNDER CONSTRUCTION									
November 2011	844	0	214	0	108	6	46	50	1,268
November 2010	854	14	215	0	128	12	0	54	1,277
% Change	-1.2	-100.0	-0.5	n/a	-15.6	-50.0	n/a	-7.4	-0.7
COMPLETIONS									
November 2011	124	4	18	0	21	0	0	0	167
November 2010	107	0	19	0	0	0	0	0	126
% Change	15.9	n/a	-5.3	n/a	n/a	n/a	n/a	n/a	32.5
Year-to-date 2011	1,268	46	160	0	150	6	0	54	1,684
Year-to-date 2010	1,226	4	88	0	63	6	3	0	1,390
% Change	3.4	**	81.8	n/a	138.1	0.0	-100.0	n/a	21.2
COMPLETED & NOT ABSORBED									
November 2011	10	0	1	0	6	10	0	5	32
November 2010	12	0	3	0	3	15	0	0	33
% Change	-16.7	n/a	-66.7	n/a	100.0	-33.3	n/a	n/a	-3.0
ABSORBED									
November 2011	122	4	18	0	17	0	0	0	161
November 2010	106	0	19	0	0	0	0	0	125
% Change	15.1	n/a	-5.3	n/a	n/a	n/a	n/a	n/a	28.8
Year-to-date 2011	1,285	46	161	0	147	11	0	7	1,657
Year-to-date 2010	1,232	4	92	0	73	52	3	0	1,456
% Change	4.3	**	75.0	n/a	101.4	-78.8	-100.0	n/a	13.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2011	1,401	144	430	0	121	621	4	22	2,743
November 2010	1,166	226	591	0	188	2,207	0	227	4,605
% Change	20.2	-36.3	-27.2	n/a	-35.6	-71.9	n/a	-90.3	-40.4
Year-to-date 2011	11,116	1,778	4,370	16	1,156	17,697	22	1,766	37,921
Year-to-date 2010	10,215	1,638	3,375	25	1,454	11,621	28	1,322	29,678
% Change	8.8	8.5	29.5	-36.0	-20.5	52.3	-21.4	33.6	27.8
UNDER CONSTRUCTION									
November 2011	9,247	1,578	3,474	15	1,179	33,284	62	3,633	52,472
November 2010	7,278	1,226	3,375	28	1,367	32,295	44	2,761	48,403
% Change	27.1	28.7	2.9	-46.4	-13.8	3.1	40.9	31.6	8.4
COMPLETIONS									
November 2011	1,110	200	560	15	256	1,179	0	14	3,334
November 2010	961	142	199	16	68	1,203	0	182	2,771
% Change	15.5	40.8	181.4	-6.3	**	-2.0	n/a	-92.3	20.3
Year-to-date 2011	9,278	1,426	3,275	25	1,351	17,291	16	1,148	33,839
Year-to-date 2010	10,059	1,820	2,224	37	1,071	14,568	3	1,539	31,321
% Change	-7.8	-21.6	47.3	-32.4	26.1	18.7	**	-25.4	8.0
COMPLETED & NOT ABSORBED									
November 2011	107	13	68	0	22	928	13	386	1,537
November 2010	198	27	70	0	26	755	13	894	1,983
% Change	-46.0	-51.9	-2.9	n/a	-15.4	22.9	0.0	-56.8	-22.5
ABSORBED									
November 2011	1,075	202	542	15	258	1 169	0	14	3,275
November 2010	1,003	142	189	18	70	1 429	0	0	2,851
% Change	7.2	42.3	186.8	-16.7	**	-18.2	n/a	n/a	14.9
Year-to-date 2011	9,368	1,436	3,266	25	1,341	16,431	16	963	32,846
Year-to-date 2010	10,253	1,830	2,303	42	1,082	14,182	6	193	29,891
% Change	-8.6	-21.5	41.8	-40.5	23.9	15.9	166.7	**	9.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2011	191	10	20	0	0	599	0	6	826
November 2010	71	68	259	0	12	2,001	0	227	2,638
York Region									
November 2011	397	52	268	0	46	22	4	4	793
November 2010	638	106	51	0	0	141	0	0	936
Peel Region									
November 2011	205	48	55	0	0	0	0	0	308
November 2010	228	36	48	0	50	0	0	0	362
Halton Region									
November 2011	197	24	82	0	70	0	0	0	373
November 2010	50	12	205	0	93	65	0	0	425
Durham Region									
November 2011	411	10	5	0	5	0	0	12	443
November 2010	179	4	28	0	33	0	0	0	244
Toronto CMA									
November 2011	1,245	146	425	4	112	621	4	10	2,567
November 2010	1,048	264	521	3	159	2,142	0	227	4,364
Oshawa CMA									
November 2011	210	0	5	0	5	0	0	12	232
November 2010	163	4	28	0	33	0	0	0	228
Greater Toronto Area									
November 2011	1,401	144	430	0	121	621	4	22	2,743
November 2010	1,166	226	591	0	188	2,207	0	227	4,605

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2011	1,188	226	1,247	0	69	26,582	0	3,335	32,647
November 2010	1,041	124	1,101	0	135	26,303	20	2,656	31,409
York Region									
November 2011	2,927	260	765	4	284	2,763	8	93	7,104
November 2010	2,383	282	587	0	227	1,839	16	25	5,359
Peel Region									
November 2011	2,420	880	619	11	407	2,485	8	0	6,830
November 2010	2,044	564	543	28	658	2,889	8	26	6,760
Halton Region									
November 2011	1,283	130	379	0	253	1,213	0	155	3,413
November 2010	726	202	678	0	211	1,252	0	0	3,069
Durham Region									
November 2011	1,429	82	464	0	166	241	46	50	2,478
November 2010	1,084	54	466	0	136	12	0	54	1,806
Toronto CMA									
November 2011	8,580	1,628	3,275	25	1,042	32,984	16	3,508	51,058
November 2010	6,586	1,186	3,135	49	1,222	31,747	44	2,707	46,705
Oshawa CMA									
November 2011	844	0	214	0	108	6	46	50	1,268
November 2010	854	14	215	0	128	12	0	54	1,277
Greater Toronto Area									
November 2011	9,247	1,578	3,474	15	1,179	33,284	62	3,633	52,472
November 2010	7,278	1,226	3,375	28	1,367	32,295	44	2,761	48,403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2011	156	4	124	0	0	1,130	0	12	1,426
November 2010	85	0	13	0	0	649	0	0	747
York Region									
November 2011	392	114	196	0	66	0	0	2	770
November 2010	389	92	96	0	34	0	0	0	611
Peel Region									
November 2011	268	74	89	15	99	49	0	0	594
November 2010	130	30	24	16	8	554	0	0	762
Halton Region									
November 2011	100	0	121	0	70	0	0	0	291
November 2010	195	20	47	0	26	0	0	182	470
Durham Region									
November 2011	194	8	30	0	21	0	0	0	253
November 2010	162	0	19	0	0	0	0	0	181
Toronto CMA									
November 2011	980	196	514	21	235	1,179	0	14	3,139
November 2010	870	136	159	24	74	1,203	0	0	2,466
Oshawa CMA									
November 2011	124	4	18	0	21	0	0	0	167
November 2010	107	0	19	0	0	0	0	0	126
Greater Toronto Area									
November 2011	1,110	200	560	15	256	1,179	0	14	3,334
November 2010	961	142	199	16	68	1,203	0	182	2,771

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2011	51	9	47	0	8	720	11	167	1,013
November 2010	49	9	33	0	9	633	11	515	1,259
York Region									
November 2011	12	0	8	0	3	111	2	0	136
November 2010	16	11	8	0	2	39	2	0	78
Peel Region									
November 2011	28	4	3	0	2	87	0	197	321
November 2010	94	4	4	0	6	57	0	197	362
Halton Region									
November 2011	6	0	2	0	3	0	0	17	28
November 2010	18	0	20	0	5	11	0	182	236
Durham Region									
November 2011	10	0	8	0	6	10	0	5	39
November 2010	21	3	5	0	4	15	0	0	48
Toronto CMA									
November 2011	96	13	67	0	13	919	13	364	1,485
November 2010	187	27	52	0	18	745	13	712	1,754
Oshawa CMA									
November 2011	10	0	1	0	6	10	0	5	32
November 2010	12	0	3	0	3	15	0	0	33
Greater Toronto Area									
November 2011	107	13	68	0	22	928	13	386	1,537
November 2010	198	27	70	0	26	755	13	894	1,983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2011	143	6	102	0	8	1,120	0	12	1,391
November 2010	87	0	13	0	2	895	0	0	997
York Region									
November 2011	389	114	200	0	64	0	0	2	769
November 2010	387	92	96	0	34	8	0	0	617
Peel Region									
November 2011	253	74	89	15	99	49	0	0	579
November 2010	181	30	24	18	8	526	0	0	787
Halton Region									
November 2011	100	0	127	0	70	0	0	0	297
November 2010	194	20	37	0	26	0	0	0	277
Durham Region									
November 2011	190	8	24	0	17	0	0	0	239
November 2010	154	0	19	0	0	0	0	0	173
Toronto CMA									
November 2011	949	198	496	21	241	1,169	0	14	3,088
November 2010	918	136	159	27	76	1,435	0	0	2,751
Oshawa CMA									
November 2011	122	4	18	0	17	0	0	0	161
November 2010	106	0	19	0	0	0	0	0	125
Greater Toronto Area									
November 2011	1,075	202	542	15	258	1,169	0	14	3,275
November 2010	1,003	142	189	18	70	1,429	0	0	2,851

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	∞	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	∞	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2001 - 2010

	Ownership						Rental		Total[3]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Toronto City	191	71	10	68	20	161	605	2,338	826	2,638	-68.7
Toronto	16	8	6	0	0	0	128	912	150	920	-83.7
East York	4	6	0	0	0	0	0	0	4	6	-33.3
Etobicoke	28	8	2	2	0	0	323	327	353	337	4.7
North York	40	29	0	62	20	161	128	901	188	1,153	-83.7
Scarborough	92	18	0	0	0	0	20	198	112	216	-48.1
York	11	2	2	4	0	0	6	0	19	6	**
York Region	397	638	52	106	318	51	26	141	793	936	-15.3
Aurora	1	25	0	0	0	0	0	0	1	25	-96.0
East Gwillimbury	13	26	4	2	0	0	0	0	17	28	-39.3
Georgina Township	10	8	0	0	0	0	0	0	10	8	25.0
King Township	7	23	0	0	10	0	0	0	17	23	-26.1
Markham	105	131	46	16	143	21	4	0	298	168	77.4
Newmarket	16	16	0	0	0	0	0	0	16	16	0.0
Richmond Hill	143	84	0	0	12	0	0	141	155	225	-31.1
Vaughan	85	306	2	82	149	14	22	0	258	402	-35.8
Whitchurch-Stouffville	17	19	0	6	4	16	0	0	21	41	-48.8
Peel Region	205	228	48	36	55	98	0	0	308	362	-14.9
Brampton	133	200	46	36	52	74	0	0	231	310	-25.5
Caledon	61	11	2	0	3	15	0	0	66	26	153.8
Mississauga	11	17	0	0	0	9	0	0	11	26	-57.7
Halton Region	197	50	24	12	152	218	0	145	373	425	-12.2
Burlington	20	28	0	2	4	42	0	65	24	137	-82.5
Halton Hills	1	6	0	0	0	0	0	0	1	6	-83.3
Milton	165	4	24	10	148	72	0	80	337	166	103.0
Oakville	11	12	0	0	0	104	0	0	11	116	-90.5
Durham Region	411	179	10	4	10	61	12	0	443	244	81.6
Ajax	43	10	10	0	0	0	0	0	53	10	**
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	84	33	0	0	0	6	0	0	84	39	115.4
Oshawa	47	47	0	4	0	0	12	0	59	51	15.7
Pickering	152	3	0	0	0	0	0	0	152	3	**
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	4	2	0	0	0	0	0	0	4	2	100.0
Whitby	79	83	0	0	10	55	0	0	89	138	-35.5
Remainder of Toronto CMA	80	77	2	48	0	0	0	0	82	125	-34.4
Bradford West Gwillimbury	30	66	0	44	0	0	0	0	30	110	-72.7
Town of Mono	7	2	0	0	0	0	0	0	7	2	**
New Tecumseth	29	4	0	4	0	0	0	0	29	8	**
Orangeville	14	5	2	0	0	0	0	0	16	5	**
Toronto CMA	1,249	1,051	146	268	541	486	631	2,559	2,567	4,364	-41.2
Oshawa CMA	210	163	0	4	10	61	12	0	232	228	1.8
Greater Toronto Area (GTA)	1,401	1,166	144	226	555	589	643	2,624	2,743	4,605	-40.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	933	860	178	114	478	754	15,595	11,165	17,184	12,893	33.3
Toronto	137	108	20	4	8	87	10,526	6,276	10,691	6,475	65.1
East York	49	50	0	2	0	0	384	0	433	52	**
Etobicoke	138	137	4	18	0	93	1,067	2,942	1,209	3,190	-62.1
North York	368	352	116	62	198	299	2,289	1,524	2,971	2,237	32.8
Scarborough	219	185	30	20	272	254	606	369	1,127	828	36.1
York	21	25	8	8	0	12	6	0	35	45	-22.2
York Region	4,164	4,253	616	516	1,480	1,051	2,516	800	8,776	6,620	32.6
Aurora	45	285	0	18	0	0	0	0	45	303	-85.1
East Gwillimbury	108	111	42	2	38	56	0	0	188	169	11.2
Georgina Township	151	114	0	0	13	17	0	0	164	131	25.2
King Township	72	230	2	16	36	28	137	0	247	274	-9.9
Markham	1,324	314	280	158	515	104	1,602	430	3,721	1,006	**
Newmarket	153	205	6	30	0	5	4	0	163	240	-32.1
Richmond Hill	592	769	8	10	350	218	148	186	1,098	1,183	-7.2
Vaughan	1,102	1,720	186	196	416	453	521	184	2,225	2,553	-12.8
Whitchurch-Stouffville	617	505	92	86	112	170	104	0	925	761	21.6
Peel Region	2,324	1,879	756	652	973	1,153	1,751	229	5,804	3,913	48.3
Brampton	1,878	1,443	608	442	428	706	49	26	2,963	2,617	13.2
Caledon	322	202	58	38	96	60	0	0	476	300	58.7
Mississauga	124	234	90	172	449	387	1,702	203	2,365	996	137.4
Halton Region	1,712	1,427	110	316	781	1,003	462	1,007	3,065	3,753	-18.3
Burlington	325	263	4	180	47	160	150	435	526	1,038	-49.3
Halton Hills	71	95	6	0	22	23	0	0	99	118	-16.1
Milton	888	782	68	134	399	434	312	240	1,667	1,590	4.8
Oakville	428	287	32	2	313	386	0	332	773	1,007	-23.2
Durham Region	1,999	1,821	128	46	686	620	279	12	3,092	2,499	23.7
Ajax	345	266	88	32	249	264	0	0	682	562	21.4
Brock	16	8	0	0	0	0	0	0	16	8	100.0
Clarington	502	457	0	0	125	107	0	12	627	576	8.9
Oshawa	321	592	40	6	77	16	44	0	482	614	-21.5
Pickering	277	62	0	0	76	40	235	0	588	102	**
Scugog	16	13	0	0	0	0	0	0	16	13	23.1
Uxbridge	48	41	0	0	0	0	0	0	48	41	17.1
Whitby	474	382	0	8	159	193	0	0	633	583	8.6
Remainder of Toronto CMA	695	652	58	84	6	40	0	0	759	776	-2.2
Bradford West Gwillimbury	406	440	38	48	0	25	0	0	444	513	-13.5
Town of Mono	35	45	0	0	0	0	0	0	35	45	-22.2
New Tecumseth	216	64	18	14	6	0	0	0	240	78	**
Orangeville	38	103	2	22	0	15	0	0	40	140	-71.4
Toronto CMA	10,173	9,177	1,802	1,534	3,996	4,145	20,409	12,766	36,380	27,622	31.7
Oshawa CMA	1,297	1,431	40	14	361	316	44	12	1,742	1,773	-1.7
Greater Toronto Area (GTA)	11,132	10,240	1,788	1,644	4,398	4,581	20,603	13,213	37,921	29,678	27.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Toronto City	20	161	0	0	599	2,111	6	227
Toronto	0	0	0	0	128	912	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	323	327	0	0
North York	20	161	0	0	128	674	0	227
Scarborough	0	0	0	0	20	198	0	0
York	0	0	0	0	0	0	6	0
York Region	314	51	4	0	22	141	4	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	10	0	0	0	0	0	0	0
Markham	143	21	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	0	0	0	0	141	0	0
Vaughan	149	14	0	0	22	0	0	0
Whitchurch-Stouffville	0	16	4	0	0	0	0	0
Peel Region	55	98	0	0	0	0	0	0
Brampton	52	74	0	0	0	0	0	0
Caledon	3	15	0	0	0	0	0	0
Mississauga	0	9	0	0	0	0	0	0
Halton Region	152	218	0	0	0	145	0	0
Burlington	4	42	0	0	0	65	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	148	72	0	0	0	80	0	0
Oakville	0	104	0	0	0	0	0	0
Durham Region	10	61	0	0	0	0	12	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	12	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	55	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	537	486	4	0	621	2,332	10	227
Oshawa CMA	10	61	0	0	0	0	12	0
Greater Toronto Area (GTA)	551	589	4	0	621	2,397	22	227

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	478	742	0	12	13,971	9,906	1,624	1,259
Toronto	8	87	0	0	9,725	5,898	801	378
East York	0	0	0	0	384	0	0	0
Etobicoke	0	93	0	0	831	2,441	236	501
North York	198	299	0	0	1,918	1,297	371	227
Scarborough	272	254	0	0	396	216	210	153
York	0	0	0	12	0	0	6	0
York Region	1,468	1,043	12	8	2,418	775	98	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	38	56	0	0	0	0	0	0
Georgina Township	13	17	0	0	0	0	0	0
King Township	36	28	0	0	137	0	0	0
Markham	515	104	0	0	1,592	430	10	0
Newmarket	0	5	0	0	0	0	4	0
Richmond Hill	350	218	0	0	148	161	0	25
Vaughan	416	453	0	0	437	184	84	0
Whitchurch-Stouffville	100	162	12	8	104	0	0	0
Peel Region	973	1,145	0	8	1,751	203	0	26
Brampton	428	698	0	8	49	0	0	26
Caledon	96	60	0	0	0	0	0	0
Mississauga	449	387	0	0	1,702	203	0	0
Halton Region	781	1,003	0	0	462	1,007	0	0
Burlington	47	160	0	0	150	435	0	0
Halton Hills	22	23	0	0	0	0	0	0
Milton	399	434	0	0	312	240	0	0
Oakville	313	386	0	0	0	332	0	0
Durham Region	676	620	10	0	235	0	44	12
Ajax	249	264	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	125	107	0	0	0	0	0	12
Oshawa	67	16	10	0	0	0	44	0
Pickering	76	40	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	159	193	0	0	0	0	0	0
Remainder of Toronto CMA	6	40	0	0	0	0	0	0
Bradford West Gwillimbury	0	25	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	15	0	0	0	0	0	0
Toronto CMA	3,984	4,117	12	28	18,687	11,456	1,722	1,310
Oshawa CMA	351	316	10	0	0	0	44	12
Greater Toronto Area (GTA)	4,376	4,553	22	28	18,837	11,891	1,766	1,322

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Toronto City	221	398	592	2,013	6	227	826	2,638
Toronto	22	8	128	912	0	0	150	920
East York	4	6	0	0	0	0	4	6
Etobicoke	30	10	323	327	0	0	353	337
North York	60	350	128	576	0	227	188	1,153
Scarborough	92	18	20	198	0	0	112	216
York	13	6	0	0	6	0	19	6
York Region	717	795	68	141	8	0	793	936
Aurora	1	25	0	0	0	0	1	25
East Gwillimbury	17	28	0	0	0	0	17	28
Georgina Township	10	8	0	0	0	0	10	8
King Township	17	23	0	0	0	0	17	23
Markham	276	168	18	0	4	0	298	168
Newmarket	16	16	0	0	0	0	16	16
Richmond Hill	143	84	12	141	0	0	155	225
Vaughan	220	402	38	0	0	0	258	402
Whitchurch-Stouffville	17	41	0	0	4	0	21	41
Peel Region	308	312	0	50	0	0	308	362
Brampton	231	260	0	50	0	0	231	310
Caledon	66	26	0	0	0	0	66	26
Mississauga	11	26	0	0	0	0	11	26
Halton Region	303	267	70	158	0	0	373	425
Burlington	20	72	4	65	0	0	24	137
Halton Hills	1	6	0	0	0	0	1	6
Milton	271	166	66	0	0	0	337	166
Oakville	11	23	0	93	0	0	11	116
Durham Region	426	211	5	33	12	0	443	244
Ajax	53	10	0	0	0	0	53	10
Brock	1	1	0	0	0	0	1	1
Clarington	84	39	0	0	0	0	84	39
Oshawa	47	51	0	0	12	0	59	51
Pickering	152	3	0	0	0	0	152	3
Scugog	1	0	0	0	0	0	1	0
Uxbridge	4	2	0	0	0	0	4	2
Whitby	84	105	5	33	0	0	89	138
Remainder of Toronto CMA	78	118	4	7	0	0	82	125
Bradford West Gwillimbury	30	110	0	0	0	0	30	110
Town of Mono	3	0	4	2	0	0	7	2
New Tecumseth	29	3	0	5	0	0	29	8
Orangeville	16	5	0	0	0	0	16	5
Toronto CMA	1,816	1,833	737	2,304	14	227	2,567	4,364
Oshawa CMA	215	195	5	33	12	0	232	228
Greater Toronto Area (GTA)	1,975	1,983	742	2,395	26	227	2,743	4,605

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	2,281	1,795	13,279	9,827	1,624	1,271	17,184	12,893
Toronto	878	269	9,012	5,828	801	378	10,691	6,475
East York	49	52	384	0	0	0	433	52
Etobicoke	142	258	831	2,431	236	501	1,209	3,190
North York	682	773	1,918	1,237	371	227	2,971	2,237
Scarborough	500	398	417	277	210	153	1,127	828
York	29	33	0	0	6	12	35	45
York Region	6,012	5,534	2,654	1,053	110	33	8,776	6,620
Aurora	42	303	3	0	0	0	45	303
East Gwillimbury	188	169	0	0	0	0	188	169
Georgina Township	164	131	0	0	0	0	164	131
King Township	110	274	137	0	0	0	247	274
Markham	2,073	567	1,638	439	10	0	3,721	1,006
Newmarket	159	235	0	5	4	0	163	240
Richmond Hill	796	931	302	227	0	25	1,098	1,183
Vaughan	1,671	2,226	470	327	84	0	2,225	2,553
Whitchurch-Stouffville	809	698	104	55	12	8	925	761
Peel Region	3,799	3,003	2,005	876	0	34	5,804	3,913
Brampton	2,895	2,171	68	412	0	34	2,963	2,617
Caledon	476	288	0	12	0	0	476	300
Mississauga	428	544	1,937	452	0	0	2,365	996
Halton Region	2,351	2,502	714	1,251	0	0	3,065	3,753
Burlington	341	546	185	492	0	0	526	1,038
Halton Hills	82	118	17	0	0	0	99	118
Milton	1,289	1,390	378	200	0	0	1,667	1,590
Oakville	639	448	134	559	0	0	773	1,007
Durham Region	2,821	2,394	217	93	54	12	3,092	2,499
Ajax	617	554	65	8	0	0	682	562
Brock	16	8	0	0	0	0	16	8
Clarington	578	520	49	44	0	12	627	576
Oshawa	361	606	67	8	54	0	482	614
Pickering	588	102	0	0	0	0	588	102
Scugog	16	13	0	0	0	0	16	13
Uxbridge	48	41	0	0	0	0	48	41
Whitby	597	550	36	33	0	0	633	583
Remainder of Toronto CMA	727	738	32	38	0	0	759	776
Bradford West Gwillimbury	444	513	0	0	0	0	444	513
Town of Mono	15	32	20	13	0	0	35	45
New Tecumseth	228	53	12	25	0	0	240	78
Orangeville	40	140	0	0	0	0	40	140
Toronto CMA	16,082	13,723	18,564	12,561	1,734	1,338	36,380	27,622
Oshawa CMA	1,536	1,676	152	85	54	12	1,742	1,773
Greater Toronto Area (GTA)	17,264	15,228	18,869	13,100	1,788	1,350	37,921	29,678

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Toronto City	156	85	4	0	124	13	1,142	649	1,426	747	90.9
Toronto	5	22	0	0	0	0	0	631	5	653	-99.2
East York	7	9	0	0	0	0	0	0	7	9	-22.2
Etobicoke	33	3	2	0	0	0	22	0	57	3	**
North York	68	24	2	0	11	0	1,120	0	1,201	24	**
Scarborough	43	20	0	0	113	13	0	18	156	51	**
York	0	7	0	0	0	0	0	0	0	7	-100.0
York Region	392	389	114	92	262	130	2	0	770	611	26.0
Aurora	6	27	0	2	0	0	0	0	6	29	-79.3
East Gwillimbury	9	3	0	0	16	0	0	0	25	3	**
Georgina Township	12	17	0	0	0	0	0	0	12	17	-29.4
King Township	3	45	0	0	0	0	0	0	3	45	-93.3
Markham	193	24	80	2	97	13	2	0	372	39	**
Newmarket	17	23	2	6	0	0	0	0	19	29	-34.5
Richmond Hill	52	25	0	2	45	51	0	0	97	78	24.4
Vaughan	38	165	26	74	60	32	0	0	124	271	-54.2
Whitchurch-Stouffville	62	60	6	6	44	34	0	0	112	100	12.0
Peel Region	283	146	74	32	188	30	49	554	594	762	-22.0
Brampton	225	91	74	4	107	14	49	0	455	109	**
Caledon	36	21	0	4	0	6	0	0	36	31	16.1
Mississauga	22	34	0	24	81	10	0	554	103	622	-83.4
Halton Region	100	195	0	20	191	73	0	182	291	470	-38.1
Burlington	25	27	0	6	28	25	0	182	53	240	-77.9
Halton Hills	4	3	0	0	0	0	0	0	4	3	33.3
Milton	58	117	0	14	104	11	0	0	162	142	14.1
Oakville	13	48	0	0	59	37	0	0	72	85	-15.3
Durham Region	194	162	8	0	51	19	0	0	253	181	39.8
Ajax	46	27	4	0	6	0	0	0	56	27	107.4
Brock	2	3	0	0	0	0	0	0	2	3	-33.3
Clarington	60	27	0	0	27	15	0	0	87	42	107.1
Oshawa	26	53	4	0	0	0	0	0	30	53	-43.4
Pickering	22	8	0	0	6	0	0	0	28	8	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	15	0	0	0	0	0	0	0	15	-100.0
Whitby	38	27	0	0	12	4	0	0	50	31	61.3
Remainder of Toronto CMA	27	56	0	10	0	0	0	0	27	66	-59.1
Bradford West Gwillimbury	14	29	0	0	0	0	0	0	14	29	-51.7
Town of Mono	7	5	0	0	0	0	0	0	7	5	40.0
New Tecumseth	4	10	0	10	0	0	0	0	4	20	-80.0
Orangeville	2	12	0	0	0	0	0	0	2	12	-83.3
Toronto CMA	1,001	894	196	148	749	221	1,193	1,203	3,139	2,466	27.3
Oshawa CMA	124	107	4	0	39	19	0	0	167	126	32.5
Greater Toronto Area (GTA)	1,125	977	200	144	816	265	1,193	1,385	3,334	2,771	20.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	764	764	76	164	553	230	14,635	11,274	16,028	12,432	28.9
Toronto	110	78	22	2	51	45	6,897	9,022	7,080	9,147	-22.6
East York	38	36	2	4	0	18	44	198	84	256	-67.2
Etobicoke	119	97	16	12	0	4	1,016	127	1,151	240	**
North York	304	315	2	108	61	56	4,094	1,594	4,461	2,073	115.2
Scarborough	169	215	30	26	441	72	2,564	329	3,204	642	**
York	24	18	4	12	0	35	20	4	48	69	-30.4
York Region	3,692	4,719	658	788	1,233	1,223	1,416	2,260	6,999	8,990	-22.1
Aurora	103	296	8	88	0	0	153	0	264	384	-31.3
East Gwillimbury	90	60	16	24	46	58	0	0	152	142	7.0
Georgina Township	107	88	0	0	17	25	0	0	124	113	9.7
King Township	140	133	0	16	36	0	0	0	176	149	18.1
Markham	642	458	274	132	374	124	882	942	2,172	1,656	31.2
Newmarket	183	256	6	42	0	79	0	0	189	377	-49.9
Richmond Hill	743	673	16	40	241	219	25	456	1,025	1,388	-26.2
Vaughan	1,194	2,147	242	274	357	466	356	862	2,149	3,749	-42.7
Whitchurch-Stouffville	490	608	96	172	162	252	0	0	748	1,032	-27.5
Peel Region	2,126	1,090	426	450	1,271	650	1,971	2,064	5,794	4,254	36.2
Brampton	1,762	673	320	150	809	141	424	907	3,315	1,871	77.2
Caledon	164	167	30	44	67	64	0	0	261	275	-5.1
Mississauga	200	250	76	256	395	445	1,547	1,157	2,218	2,108	5.2
Halton Region	1,111	1,663	156	354	965	690	426	559	2,658	3,266	-18.6
Burlington	245	222	60	198	136	131	317	488	758	1,039	-27.0
Halton Hills	70	83	0	0	24	40	53	0	147	123	19.5
Milton	608	1,090	96	156	461	254	56	71	1,221	1,571	-22.3
Oakville	188	268	0	0	344	265	0	0	532	533	-0.2
Durham Region	1,610	1,860	110	74	580	439	60	6	2,360	2,379	-0.8
Ajax	245	463	64	70	221	271	0	0	530	804	-34.1
Brock	7	54	0	0	0	0	0	0	7	54	-87.0
Clarington	448	363	0	2	87	24	14	6	549	395	39.0
Oshawa	411	485	38	2	63	77	46	0	558	564	-1.1
Pickering	49	69	0	0	49	8	0	0	98	77	27.3
Scugog	9	13	0	0	0	0	0	0	9	13	-30.8
Uxbridge	32	35	0	0	0	6	0	0	32	41	-22.0
Whitby	409	378	8	0	160	53	0	0	577	431	33.9
Remainder of Toronto CMA	529	570	62	76	26	89	44	88	661	823	-19.7
Bradford West Gwillimbury	386	311	48	20	23	49	0	0	457	380	20.3
Town of Mono	34	51	0	0	0	0	0	0	34	51	-33.3
New Tecumseth	88	109	12	28	0	0	0	0	100	137	-27.0
Orangeville	21	99	2	28	3	40	44	88	70	255	-72.5
Toronto CMA	8,303	9,151	1,382	1,704	4,182	3,036	18,175	15,757	32,042	29,648	8.1
Oshawa CMA	1,268	1,226	46	4	310	154	60	6	1,684	1,390	21.2
Greater Toronto Area (GTA)	9,303	10,096	1,426	1,830	4,602	3,232	18,508	16,163	33,839	31,321	8.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Toronto City	124	13	0	0	1,130	649	12	0
Toronto	0	0	0	0	0	631	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	10	0	12	0
North York	11	0	0	0	1,120	0	0	0
Scarborough	113	13	0	0	0	18	0	0
York	0	0	0	0	0	0	0	0
York Region	262	130	0	0	0	0	2	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	16	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	97	13	0	0	0	0	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	45	51	0	0	0	0	0	0
Vaughan	60	32	0	0	0	0	0	0
Whitchurch-Stouffville	44	34	0	0	0	0	0	0
Peel Region	188	30	0	0	49	554	0	0
Brampton	107	14	0	0	49	0	0	0
Caledon	0	6	0	0	0	0	0	0
Mississauga	81	10	0	0	0	554	0	0
Halton Region	191	73	0	0	0	0	0	182
Burlington	28	25	0	0	0	0	0	182
Halton Hills	0	0	0	0	0	0	0	0
Milton	104	11	0	0	0	0	0	0
Oakville	59	37	0	0	0	0	0	0
Durham Region	51	19	0	0	0	0	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	27	15	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	6	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	4	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	749	221	0	0	1,179	1,203	14	0
Oshawa CMA	39	19	0	0	0	0	0	0
Greater Toronto Area (GTA)	816	265	0	0	1,179	1,203	14	182

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	553	230	0	0	13,802	10,543	804	731
Toronto	51	45	0	0	6,472	8,447	396	575
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	1,004	127	12	0
North York	61	56	0	0	3,762	1,438	332	156
Scarborough	441	72	0	0	2,564	329	0	0
York	0	35	0	0	0	4	20	0
York Region	1,217	1,223	16	0	1,389	2,140	27	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	46	58	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	374	124	0	0	880	822	2	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	241	219	0	0	0	456	25	0
Vaughan	357	466	0	0	356	862	0	0
Whitchurch-Stouffville	146	252	16	0	0	0	0	0
Peel Region	1,271	650	0	0	1,945	1,640	26	424
Brampton	809	141	0	0	398	677	26	230
Caledon	67	64	0	0	0	0	0	0
Mississauga	395	445	0	0	1,547	963	0	194
Halton Region	965	690	0	0	189	295	237	264
Burlington	136	131	0	0	133	224	184	264
Halton Hills	24	40	0	0	0	0	53	0
Milton	461	254	0	0	56	71	0	0
Oakville	344	265	0	0	0	0	0	0
Durham Region	580	436	0	3	6	6	54	0
Ajax	221	271	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	87	24	0	0	6	6	8	0
Oshawa	63	74	0	3	0	0	46	0
Pickering	49	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	160	53	0	0	0	0	0	0
Remainder of Toronto CMA	26	89	0	0	44	58	0	30
Bradford West Gwillimbury	23	49	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	40	0	0	44	58	0	30
Toronto CMA	4,166	3,036	16	0	17,236	14,452	910	1,305
Oshawa CMA	310	151	0	3	6	6	54	0
Greater Toronto Area (GTA)	4,586	3,229	16	3	17,331	14,624	1,148	1,539

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Toronto City	294	90	1,130	649	12	0	1,426	747
Toronto	5	22	0	631	0	0	5	653
East York	7	9	0	0	0	0	7	9
Etobicoke	35	3	10	0	12	0	57	3
North York	81	24	1,120	0	0	0	1,201	24
Scarborough	156	33	0	18	0	0	156	51
York	0	7	0	0	0	0	0	7
York Region	702	577	66	34	2	0	770	611
Aurora	6	29	0	0	0	0	6	29
East Gwillimbury	25	3	0	0	0	0	25	3
Georgina Township	12	17	0	0	0	0	12	17
King Township	3	45	0	0	0	0	3	45
Markham	352	39	18	0	2	0	372	39
Newmarket	19	29	0	0	0	0	19	29
Richmond Hill	65	78	32	0	0	0	97	78
Vaughan	108	271	16	0	0	0	124	271
Whitchurch-Stouffville	112	66	0	34	0	0	112	100
Peel Region	431	184	163	578	0	0	594	762
Brampton	356	93	99	16	0	0	455	109
Caledon	36	25	0	6	0	0	36	31
Mississauga	39	66	64	556	0	0	103	622
Halton Region	221	262	70	26	0	182	291	470
Burlington	53	54	0	4	0	182	53	240
Halton Hills	4	3	0	0	0	0	4	3
Milton	151	142	11	0	0	0	162	142
Oakville	13	63	59	22	0	0	72	85
Durham Region	232	181	21	0	0	0	253	181
Ajax	56	27	0	0	0	0	56	27
Brock	2	3	0	0	0	0	2	3
Clarington	66	42	21	0	0	0	87	42
Oshawa	30	53	0	0	0	0	30	53
Pickering	28	8	0	0	0	0	28	8
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	15	0	0	0	0	0	15
Whitby	50	31	0	0	0	0	50	31
Remainder of Toronto CMA	21	48	6	18	0	0	27	66
Bradford West Gwillimbury	14	29	0	0	0	0	14	29
Town of Mono	1	1	6	4	0	0	7	5
New Tecumseth	4	6	0	14	0	0	4	20
Orangeville	2	12	0	0	0	0	2	12
Toronto CMA	1,690	1,165	1,435	1,301	14	0	3,139	2,466
Oshawa CMA	146	126	21	0	0	0	167	126
Greater Toronto Area (GTA)	1,870	1,302	1,450	1,287	14	182	3,334	2,771

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,309	1,195	13,886	10,506	804	731	16,028	12,432
Toronto	183	174	6,472	8,398	396	575	7,080	9,147
East York	40	58	0	198	44	0	84	256
Etobicoke	175	113	964	127	12	0	1,151	240
North York	323	479	3,806	1,438	332	156	4,461	2,073
Scarborough	560	297	2,644	345	0	0	3,204	642
York	28	69	0	0	20	0	48	69
York Region	5,375	6,446	1,581	2,424	43	120	6,999	8,990
Aurora	111	384	153	0	0	0	264	384
East Gwillimbury	152	142	0	0	0	0	152	142
Georgina Township	124	113	0	0	0	0	124	113
King Township	176	149	0	0	0	0	176	149
Markham	1,263	714	907	822	2	120	2,172	1,656
Newmarket	189	377	0	0	0	0	189	377
Richmond Hill	892	916	108	472	25	0	1,025	1,388
Vaughan	1,736	2,825	413	924	0	0	2,149	3,749
Whitchurch-Stouffville	732	826	0	206	16	0	748	1,032
Peel Region	3,205	1,782	2,563	2,048	26	424	5,794	4,254
Brampton	2,527	870	762	771	26	230	3,315	1,871
Caledon	255	257	6	18	0	0	261	275
Mississauga	423	655	1,795	1,259	0	194	2,218	2,108
Halton Region	1,947	2,383	474	619	237	264	2,658	3,266
Burlington	407	457	167	318	184	264	758	1,039
Halton Hills	94	114	0	9	53	0	147	123
Milton	1,148	1,417	73	154	0	0	1,221	1,571
Oakville	298	395	234	138	0	0	532	533
Durham Region	2,143	2,297	163	79	54	3	2,360	2,379
Ajax	523	800	7	4	0	0	530	804
Brock	7	54	0	0	0	0	7	54
Clarington	481	389	60	6	8	0	549	395
Oshawa	449	517	63	44	46	3	558	564
Pickering	98	77	0	0	0	0	98	77
Scugog	9	13	0	0	0	0	9	13
Uxbridge	32	35	0	6	0	0	32	41
Whitby	544	412	33	19	0	0	577	431
Remainder of Toronto CMA	569	661	92	132	0	30	661	823
Bradford West Gwillimbury	457	380	0	0	0	0	457	380
Town of Mono	17	33	17	18	0	0	34	51
New Tecumseth	69	81	31	56	0	0	100	137
Orangeville	26	167	44	58	0	30	70	255
Toronto CMA	12,651	12,922	18,436	15,421	926	1,305	32,042	29,648
Oshawa CMA	1,474	1,318	156	69	54	3	1,684	1,390
Greater Toronto Area (GTA)	13,979	14,103	18,667	15,676	1,164	1,542	33,839	31,321

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2011	1	0.7	9	6.3	3	2.1	31	21.7	99	69.2	143	1,050,000	1,145,765
November 2010	2	2.3	11	12.6	0	0.0	21	24.1	53	60.9	87	978,150	1,208,800
Year-to-date 2011	59	7.8	20	2.6	11	1.5	135	17.9	530	70.2	755	1,079,750	1,239,148
Year-to-date 2010	28	3.6	25	3.2	45	5.8	163	20.9	519	66.5	780	959,400	1,210,268
Toronto													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2010	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	1,110,000	1,219,250
Year-to-date 2011	2	1.9	0	0.0	0	0.0	10	9.3	96	88.9	108	1,314,000	1,723,776
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	11.0	65	89.0	73	1,245,000	1,536,203
East York													
November 2011	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
November 2010	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	897,375	968,790
Year-to-date 2011	1	2.6	0	0.0	1	2.6	4	10.3	33	84.6	39	995,900	1,114,441
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	13.2	33	86.8	38	997,000	1,079,495
Etobicoke													
November 2011	0	0.0	0	0.0	0	0.0	9	29.0	22	71.0	31	1,390,480	1,274,568
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	25	21.6	91	78.4	116	1,479,900	1,438,135
Year-to-date 2010	2	1.9	0	0.0	0	0.0	6	5.6	100	92.6	108	1,494,450	1,598,141
North York													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	62	100.0	62	1,293,745	1,342,899
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,599,400	1,922,715
Year-to-date 2011	3	1.0	0	0.0	2	0.7	10	3.3	286	95.0	301	1,289,900	1,428,715
Year-to-date 2010	1	0.3	0	0.0	2	0.6	19	5.8	304	93.3	326	1,380,900	1,503,761
Scarborough													
November 2011	0	0.0	9	23.7	3	7.9	22	57.9	4	10.5	38	575,000	576,299
November 2010	2	10.0	11	55.0	0	0.0	7	35.0	0	0.0	20	445,990	482,886
Year-to-date 2011	53	31.7	20	12.0	8	4.8	69	41.3	17	10.2	167	500,990	535,877
Year-to-date 2010	24	11.4	25	11.8	43	20.4	112	53.1	7	3.3	211	512,990	521,456
York													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	17	70.8	7	29.2	24	635,450	815,298
Year-to-date 2010	1	5.3	0	0.0	0	0.0	10	52.6	8	42.1	19	720,000	755,929

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2011	26	6.7	52	13.4	53	13.6	233	59.9	25	6.4	389	571,990	596,049
November 2010	28	7.2	50	12.9	58	15.0	204	52.7	47	12.1	387	543,990	590,731
Year-to-date 2011	228	6.2	343	9.3	421	11.4	2,216	60.2	476	12.9	3,684	586,990	616,157
Year-to-date 2010	450	9.6	694	14.8	605	12.9	2,542	54.1	407	8.7	4,698	547,990	567,176
Aurora													
November 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
November 2010	0	0.0	0	0.0	0	0.0	16	59.3	11	40.7	27	645,900	785,755
Year-to-date 2011	1	0.9	5	4.6	5	4.6	65	59.6	33	30.3	109	618,990	754,032
Year-to-date 2010	1	0.3	18	6.1	42	14.2	167	56.4	68	23.0	296	575,990	658,764
East Gwillimbury													
November 2011	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--
November 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	16	17.8	46	51.1	15	16.7	12	13.3	1	1.1	90	437,990	454,444
Year-to-date 2010	33	55.0	18	30.0	5	8.3	1	1.7	3	5.0	60	399,990	430,151
Georgina Township													
November 2011	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	349,990	368,323
November 2010	16	94.1	0	0.0	0	0.0	1	5.9	0	0.0	17	299,590	316,614
Year-to-date 2011	81	75.7	4	3.7	1	0.9	9	8.4	12	11.2	107	329,990	417,803
Year-to-date 2010	75	85.2	0	0.0	1	1.1	5	5.7	7	8.0	88	310,990	402,585
King Township													
November 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
November 2010	3	6.7	19	42.2	6	13.3	17	37.8	0	0.0	45	452,990	490,790
Year-to-date 2011	13	9.7	3	2.2	17	12.7	51	38.1	50	37.3	134	718,990	677,459
Year-to-date 2010	31	26.1	51	42.9	11	9.2	23	19.3	3	2.5	119	411,990	464,419
Markham													
November 2011	11	5.7	23	11.9	33	17.1	126	65.3	0	0.0	193	579,990	558,553
November 2010	0	0.0	1	4.2	3	12.5	18	75.0	2	8.3	24	512,990	747,274
Year-to-date 2011	38	5.9	68	10.6	139	21.7	356	55.5	41	6.4	642	561,990	573,710
Year-to-date 2010	7	1.5	53	11.5	84	18.3	286	62.3	29	6.3	459	542,900	580,412
Newmarket													
November 2011	1	5.9	14	82.4	0	0.0	2	11.8	0	0.0	17	428,900	438,500
November 2010	3	12.0	3	12.0	6	24.0	13	52.0	0	0.0	25	505,900	511,191
Year-to-date 2011	15	8.2	79	43.2	25	13.7	63	34.4	1	0.5	183	445,990	480,741
Year-to-date 2010	65	25.5	77	30.2	47	18.4	64	25.1	2	0.8	255	445,990	461,928
Richmond Hill													
November 2011	0	0.0	0	0.0	0	0.0	48	94.1	3	5.9	51	669,900	692,508
November 2010	0	0.0	1	4.0	0	0.0	24	96.0	0	0.0	25	587,990	579,459
Year-to-date 2011	1	0.1	34	4.7	27	3.7	564	77.3	104	14.2	730	644,945	680,659
Year-to-date 2010	53	7.9	84	12.5	76	11.3	421	62.6	39	5.8	673	540,990	555,324
Vaughan													
November 2011	0	0.0	0	0.0	0	0.0	21	58.3	15	41.7	36	723,945	867,523
November 2010	0	0.0	11	6.6	21	12.7	100	60.2	34	20.5	166	585,990	646,704
Year-to-date 2011	1	0.1	34	2.8	76	6.3	860	71.8	226	18.9	1,197	619,900	675,754
Year-to-date 2010	17	0.8	184	8.5	190	8.8	1,512	70.2	252	11.7	2,155	597,990	619,777
Whitchurch-Stouffville													
November 2011	3	4.8	7	11.3	19	30.6	33	53.2	0	0.0	62	508,990	499,423
November 2010	6	10.9	13	23.6	21	38.2	15	27.3	0	0.0	55	469,990	473,469
Year-to-date 2011	62	12.6	70	14.2	116	23.6	236	48.0	8	1.6	492	499,990	506,691
Year-to-date 2010	168	28.3	209	35.2	149	25.1	63	10.6	4	0.7	593	429,990	437,680

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2011	35	13.1	14	5.2	33	12.3	154	57.5	32	11.9	268	565,900	583,168
November 2010	32	16.1	23	11.6	33	16.6	76	38.2	35	17.6	199	519,900	599,755
Year-to-date 2011	321	14.7	288	13.2	290	13.3	1,083	49.6	202	9.2	2,184	535,900	560,902
Year-to-date 2010	182	13.9	217	16.5	317	24.1	462	35.2	135	10.3	1,313	488,900	551,937
Brampton													
November 2011	35	16.7	11	5.2	23	11.0	130	61.9	11	5.2	210	556,900	554,485
November 2010	32	22.2	21	14.6	26	18.1	59	41.0	6	4.2	144	499,900	500,153
Year-to-date 2011	321	17.6	276	15.1	242	13.3	929	51.0	54	3.0	1,822	517,900	521,669
Year-to-date 2010	182	20.4	182	20.4	207	23.3	304	34.2	15	1.7	890	465,900	482,606
Caledon													
November 2011	0	0.0	3	8.3	10	27.8	22	61.1	1	2.8	36	529,445	562,862
November 2010	0	0.0	1	4.8	7	33.3	10	47.6	3	14.3	21	518,990	620,807
Year-to-date 2011	0	0.0	11	6.8	44	27.2	85	52.5	22	13.6	162	535,945	598,334
Year-to-date 2010	0	0.0	30	17.3	52	30.1	77	44.5	14	8.1	173	509,990	567,413
Mississauga													
November 2011	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	850,000	890,186
November 2010	0	0.0	1	2.9	0	0.0	7	20.6	26	76.5	34	950,000	1,008,597
Year-to-date 2011	0	0.0	1	0.5	4	2.0	69	34.5	126	63.0	200	850,000	887,991
Year-to-date 2010	0	0.0	5	2.0	58	23.2	81	32.4	106	42.4	250	589,900	788,047
Halton Region													
November 2011	13	13.0	27	27.0	22	22.0	25	25.0	13	13.0	100	470,900	680,718
November 2010	35	18.0	39	20.1	39	20.1	64	33.0	17	8.8	194	481,990	540,415
Year-to-date 2011	115	10.2	289	25.7	244	21.7	266	23.6	212	18.8	1,126	482,945	765,739
Year-to-date 2010	284	17.0	540	32.2	347	20.7	365	21.8	139	8.3	1,675	450,000	558,502
Burlington													
November 2011	1	4.0	7	28.0	6	24.0	10	40.0	1	4.0	25	463,990	544,672
November 2010	0	0.0	3	11.1	15	55.6	4	14.8	5	18.5	27	481,990	637,875
Year-to-date 2011	11	4.5	48	19.6	73	29.8	80	32.7	33	13.5	245	499,990	754,926
Year-to-date 2010	6	2.6	69	30.1	97	42.4	42	18.3	15	6.6	229	459,990	574,738
Halton Hills													
November 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
November 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	3	4.3	5	7.1	15	21.4	47	67.1	70	869,900	1,048,073
Year-to-date 2010	1	1.2	3	3.6	9	10.8	41	49.4	29	34.9	83	650,990	725,433
Milton													
November 2011	12	20.7	20	34.5	16	27.6	10	17.2	0	0.0	58	435,400	452,503
November 2010	35	29.9	36	30.8	24	20.5	22	18.8	0	0.0	117	420,900	451,037
Year-to-date 2011	103	16.9	236	38.8	164	27.0	101	16.6	4	0.7	608	439,990	459,990
Year-to-date 2010	277	25.5	468	43.0	230	21.1	102	9.4	11	1.0	1,088	420,900	440,786
Oakville													
November 2011	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	2,000,000	1,900,615
November 2010	0	0.0	0	0.0	0	0.0	37	78.7	10	21.3	47	660,000	684,609
Year-to-date 2011	1	0.5	2	1.0	2	1.0	70	34.5	128	63.1	203	1,050,990	1,597,176
Year-to-date 2010	0	0.0	0	0.0	11	4.0	180	65.5	84	30.5	275	662,990	960,327

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2011	90	47.9	19	10.1	26	13.8	48	25.5	5	2.7	188	408,155	434,069
November 2010	111	72.1	9	5.8	15	9.7	19	12.3	0	0.0	154	341,490	370,906
Year-to-date 2011	956	59.1	182	11.3	176	10.9	271	16.8	32	2.0	1,617	366,990	404,274
Year-to-date 2010	949	52.8	208	11.6	218	12.1	393	21.9	30	1.7	1,798	393,900	419,203
Ajax													
November 2011	8	17.4	2	4.3	7	15.2	29	63.0	0	0.0	46	521,900	507,276
November 2010	11	44.0	4	16.0	6	24.0	4	16.0	0	0.0	25	409,990	413,388
Year-to-date 2011	55	21.7	30	11.8	48	18.9	118	46.5	3	1.2	254	498,800	501,288
Year-to-date 2010	108	23.3	53	11.4	87	18.8	215	46.3	1	0.2	464	498,840	482,757
Brock													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2011	41	73.2	9	16.1	3	5.4	2	3.6	1	1.8	56	342,945	358,464
November 2010	24	92.3	0	0.0	1	3.8	1	3.8	0	0.0	26	298,990	321,666
Year-to-date 2011	346	77.9	44	9.9	27	6.1	22	5.0	5	1.1	444	339,990	354,983
Year-to-date 2010	294	81.7	32	8.9	11	3.1	15	4.2	8	2.2	360	329,990	357,751
Oshawa													
November 2011	19	73.1	3	11.5	4	15.4	0	0.0	0	0.0	26	363,950	370,139
November 2010	41	77.4	4	7.5	4	7.5	4	7.5	0	0.0	53	329,990	347,312
Year-to-date 2011	291	67.5	54	12.5	41	9.5	45	10.4	0	0.0	431	348,900	371,080
Year-to-date 2010	365	74.3	61	12.4	31	6.3	34	6.9	0	0.0	491	343,990	354,785
Pickering													
November 2011	5	22.7	0	0.0	5	22.7	8	36.4	4	18.2	22	539,990	582,964
November 2010	0	0.0	0	0.0	2	25.0	6	75.0	0	0.0	8	--	--
Year-to-date 2011	5	10.2	0	0.0	5	10.2	27	55.1	12	24.5	49	600,600	652,175
Year-to-date 2010	1	1.4	0	0.0	4	5.8	55	79.7	9	13.0	69	625,500	644,074
Scugog													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	9	60.0	1	6.7	1	6.7	4	26.7	0	0.0	15	371,100	438,067
Year-to-date 2011	18	56.3	4	12.5	2	6.3	6	18.8	2	6.3	32	365,435	441,248
Year-to-date 2010	11	31.4	6	17.1	5	14.3	11	31.4	2	5.7	35	466,660	514,534
Whitby													
November 2011	17	44.7	5	13.2	7	18.4	9	23.7	0	0.0	38	420,892	414,406
November 2010	26	96.3	0	0.0	1	3.7	0	0.0	0	0.0	27	315,990	316,002
Year-to-date 2011	241	59.2	50	12.3	53	13.0	53	13.0	10	2.5	407	364,900	399,900
Year-to-date 2010	170	44.9	56	14.8	80	21.1	63	16.6	10	2.6	379	420,990	433,479

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2011	12	44.4	12	44.4	1	3.7	1	3.7	1	3.7	27	409,900	430,645
November 2010	36	63.2	17	29.8	3	5.3	1	1.8	0	0.0	57	374,990	375,290
Year-to-date 2011	229	43.0	189	35.5	66	12.4	37	7.0	11	2.1	532	412,990	420,812
Year-to-date 2010	428	74.6	76	13.2	24	4.2	43	7.5	3	0.5	574	365,445	375,828
Bradford West Gwillimbury													
November 2011	7	50.0	6	42.9	1	7.1	0	0.0	0	0.0	14	409,990	414,276
November 2010	15	51.7	12	41.4	2	6.9	0	0.0	0	0.0	29	399,990	395,611
Year-to-date 2011	127	32.9	172	44.6	64	16.6	21	5.4	2	0.5	386	424,990	427,976
Year-to-date 2010	214	68.8	62	19.9	14	4.5	21	6.8	0	0.0	311	379,990	383,920
Town of Mono													
November 2011	0	0.0	6	85.7	0	0.0	0	0.0	1	14.3	7	--	--
November 2010	1	16.7	3	50.0	1	16.7	1	16.7	0	0.0	6	--	--
Year-to-date 2011	5	14.3	11	31.4	1	2.9	10	28.6	8	22.9	35	559,900	575,577
Year-to-date 2010	15	27.3	6	10.9	10	18.2	22	40.0	2	3.6	55	475,000	506,567
New Tecumseth													
November 2011	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
November 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	284,990	286,090
Year-to-date 2011	80	90.9	2	2.3	1	1.1	4	4.5	1	1.1	88	305,490	334,806
Year-to-date 2010	104	95.4	4	3.7	0	0.0	0	0.0	1	0.9	109	295,000	305,956
Orangeville													
November 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2010	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	356,400	360,533
Year-to-date 2011	17	73.9	4	17.4	0	0.0	2	8.7	0	0.0	23	379,900	394,136
Year-to-date 2010	95	96.0	4	4.0	0	0.0	0	0.0	0	0.0	99	355,900	354,706
Toronto CMA													
November 2011	99	10.2	109	11.2	118	12.2	471	48.6	173	17.8	970	572,490	674,473
November 2010	153	16.2	142	15.0	127	13.4	376	39.8	147	15.6	945	520,900	617,943
Year-to-date 2011	1,019	12.2	1,115	13.3	1,014	12.1	3,808	45.5	1,415	16.9	8,371	557,990	657,631
Year-to-date 2010	1,486	15.8	1,542	16.4	1,337	14.3	3,814	40.7	1,200	12.8	9,379	515,990	601,274
Oshawa CMA													
November 2011	77	64.2	17	14.2	14	11.7	11	9.2	1	0.8	120	363,445	378,708
November 2010	91	85.8	4	3.8	6	5.7	5	4.7	0	0.0	106	310,490	333,046
Year-to-date 2011	878	68.5	148	11.5	121	9.4	120	9.4	15	1.2	1,282	347,990	374,654
Year-to-date 2010	829	67.4	149	12.1	122	9.9	112	9.1	18	1.5	1,230	356,990	379,901
Greater Toronto Area													
November 2011	165	15.2	121	11.1	137	12.6	491	45.1	174	16.0	1,088	549,445	644,920
November 2010	208	20.4	132	12.9	145	14.2	384	37.6	152	14.9	1,021	509,990	602,439
Year-to-date 2011	1,679	17.9	1,122	12.0	1,142	12.2	3,971	42.4	1,452	15.5	9,366	535,900	634,894
Year-to-date 2010	1,893	18.4	1,684	16.4	1,532	14.9	3,925	38.2	1,230	12.0	10,264	500,900	586,761

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2011						
Submarket	Nov 2011	Nov 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,145,765	1,208,800	-5.2	1,239,148	1,210,268	2.4
Toronto	--	1,219,250	n/a	1,723,776	1,536,203	12.2
East York	--	968,790	n/a	1,114,441	1,079,495	3.2
Etobicoke	1,274,568	--	n/a	1,438,135	1,598,141	-10.0
North York	1,342,899	1,922,715	-30.2	1,428,715	1,503,761	-5.0
Scarborough	576,299	482,886	19.3	535,877	521,456	2.8
York	--	--	n/a	815,298	755,929	7.9
York Region	596,049	590,731	0.9	616,157	567,176	8.6
Aurora	--	785,755	n/a	754,032	658,764	14.5
East Gwillimbury	--	--	n/a	454,444	430,151	5.6
Georgina Township	368,323	316,614	16.3	417,803	402,585	3.8
King Township	--	490,790	n/a	677,459	464,419	45.9
Markham	558,553	747,274	-25.3	573,710	580,412	-1.2
Newmarket	438,500	511,191	-14.2	480,741	461,928	4.1
Richmond Hill	692,508	579,459	19.5	680,659	555,324	22.6
Vaughan	867,523	646,704	34.1	675,754	619,777	9.0
Whitchurch-Stouffville	499,423	473,469	5.5	506,691	437,680	15.8
Peel Region	583,168	599,755	-2.8	560,902	551,937	1.6
Brampton	554,485	500,153	10.9	521,669	482,606	8.1
Caledon	562,862	620,807	-9.3	598,334	567,413	5.4
Mississauga	890,186	1,008,597	-11.7	887,991	788,047	12.7
Halton Region	680,718	540,415	26.0	765,739	558,502	37.1
Burlington	544,672	637,875	-14.6	754,926	574,738	31.4
Halton Hills	--	--	n/a	1,048,073	725,433	44.5
Milton	452,503	451,037	0.3	459,990	440,786	4.4
Oakville	1,900,615	684,609	177.6	1,597,176	960,327	66.3
Durham Region	434,069	370,906	17.0	404,274	419,203	-3.6
Ajax	507,276	413,388	22.7	501,288	482,757	3.8
Brock	--	--	n/a	--	--	n/a
Clarington	358,464	321,666	11.4	354,983	357,751	-0.8
Oshawa	370,139	347,312	6.6	371,080	354,785	4.6
Pickering	582,964	--	n/a	652,175	644,074	1.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	438,067	n/a	441,248	514,534	-14.2
Whitby	414,406	316,002	31.1	399,900	433,479	-7.7
Remainder of Toronto CMA	430,645	375,290	14.7	420,812	375,828	12.0
Bradford West Gwillimbury	414,276	395,611	4.7	427,976	383,920	11.5
Town of Mono	--	--	n/a	575,577	506,567	13.6
New Tecumseth	--	286,090	n/a	334,806	305,956	9.4
Orangeville	--	360,533	n/a	394,136	354,706	11.1
Toronto CMA	674,473	617,943	9.1	657,631	601,274	9.4
Oshawa CMA	378,708	333,046	13.7	374,654	379,901	-1.4
Greater Toronto Area (GTA)	644,920	602,439	7.1	634,894	586,761	8.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
November 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,457	14,855	12,180	61.2	476,386	9.5	465,684
	July	7,922	20.6	7,413	12,508	12,683	58.4	459,122	9.2	469,721
	August	7,542	21.0	7,628	12,509	12,891	59.2	451,663	9.9	472,009
	September	7,658	21.3	8,016	14,727	13,000	61.7	465,369	8.9	469,914
	October	7,642	14.3	8,040	12,405	12,991	61.9	478,137	7.8	471,628
	November	7,092	8.9	7,773	9,786	12,423	62.6	480,421	9.7	481,305
	December									
	Q3 2010	19,115	-27.1		34,252			419,619	5.8	
	Q3 2011	23,122	21.0		39,744			458,758	9.3	
	YTD 2010	83,821	0.1		149,882			432,179	9.4	
	YTD 2011	87,042	3.8		143,237			467,160	8.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	839	1,120	1,171	71.7	289,195	12.5	295,598
	February	819	61.9	925	1,481	1,513	61.1	286,635	8.6	289,964
	March	1,111	60.1	937	2,019	1,552	60.3	306,171	16.0	306,726
	April	1,184	40.5	951	2,052	1,577	60.3	304,451	12.9	299,698
	May	1,027	0.1	757	1,879	1,433	52.8	301,568	8.2	295,865
	June	920	-17.5	695	1,614	1,373	50.6	304,278	8.0	296,301
	July	708	-31.5	622	1,198	1,278	48.7	295,445	3.6	290,549
	August	661	-24.5	668	1,206	1,294	51.6	312,692	12.3	315,887
	September	707	-14.3	728	1,390	1,298	56.1	296,395	5.0	297,429
	October	688	-19.8	744	1,088	1,191	62.5	302,490	4.7	301,917
	November	661	-4.9	814	974	1,320	61.6	295,698	3.2	298,582
	December	461	-9.1	859	471	1,242	69.2	294,305	2.6	300,984
2011	January	505	-5.1	803	1,074	1,127	71.2	302,326	4.5	308,777
	February	652	-20.4	741	1,248	1,270	58.3	302,068	5.4	306,052
	March	981	-11.7	820	1,666	1,272	64.4	301,668	-1.5	302,623
	April	949	-19.8	763	1,601	1,229	62.1	321,042	5.4	315,431
	May	1,040	1.3	768	1,728	1,321	58.1	316,057	4.8	310,162
	June	1,046	13.7	787	1,587	1,342	58.6	322,947	6.1	314,580
	July	849	19.9	748	1,250	1,341	55.8	324,983	10.0	319,157
	August	764	15.6	777	1,305	1,404	55.4	310,852	-0.6	314,189
	September	833	17.8	855	1,516	1,414	60.5	318,523	7.5	319,807
	October	759	10.3	822	1,270	1,404	58.5	317,779	5.1	317,047
	November	734	11.0	901	1,000	1,351	66.7	314,260	6.3	317,808
	December									
	Q3 2010	2,076	-24.1		3,794			301,260	6.8	
	Q3 2011	2,446	17.8		4,071			318,369	5.7	
	YTD 2010	9,018	2.2		16,021			300,273	8.0	
	YTD 2011	9,112	1.0		15,245			314,676	4.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39	111.2	120.2	2,973	8.4	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,969	8.3	67.7	887
	August	604	3.50	5.39	111.9	120.5	2,966	8.1	67.4	884
	September	592	3.50	5.19	112.2	121.2	2,967	7.9	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,962	8.3	67.2	881
	November	598	3.50	5.29		120.9	2,958	8.4	67.1	886
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39	111.2	120.2	190.8	9.7	69.6	878
	July	604	3.50	5.39	111.7	120.4	194.8	8.4	70.0	884
	August	604	3.50	5.39	111.9	120.5	196.9	7.6	70.0	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.2	69.8	890
	October	598	3.50	5.29	112.7	121.1	197.7	7.2	69.7	874
	November	598	3.50	5.29		120.9	196.9	7.2	69.3	877
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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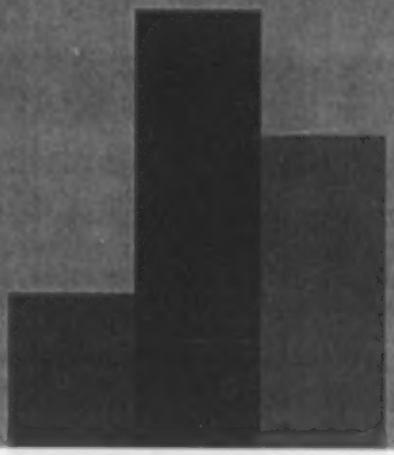

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